

**Costa Mesa Zoning Code**

**TABLE 13-30  
CITY OF COSTA MESA LAND USE MATRIX**

LAND USES	Z O N E S																					
	R 1	R 2 M D	R 2 H D	R 3	A P	C L	C 1	C 2	C 1 S <sup>1</sup>	T C <sup>1</sup>	M G	M P	P D R L D <sup>1</sup>	P D R M D <sup>1</sup>	P D R H D <sup>1</sup>	P D R N C M <sup>1</sup>	P D C <sup>1</sup>	P D I <sup>1</sup>	I & R <sup>1</sup>	I & R S <sup>1</sup>	P	
35. Public offices and facilities, such as city halls, courthouses, police/fire stations, etc.	C	C	C	C	C	C	P	P	P	P	C	C	C	C	C	C	C	C	C	P	•	•
36. Schools: primary, secondary and colleges	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	C	P	•
37. Schools: trade and vocational	•	•	•	•	•	M C	P	P	P	P	M C	M C	•	•	•	•	P	M C	P	P	•	
38. Senior congregate care facility	•	C	C	C	C	C	C	C	C	C	•	•	•	C	C	C	C	•	C	•	•	
39. Swap meets	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	C	C	•	
SPECIAL SEASONAL EVENTS																						
40. Reserved.																						
41. Christmas tree lots; Pumpkin patches; Fireworks stands; Produce stands (subject to the requirements of TITLE 9, CHAPTER II, REGULATION OF CERTAIN BUSINESSES)	•	•	•	•	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	•	•	•	•	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	•	
COMMERCIAL AND INDUSTRIAL USES																						
42. Acupressure; Massage (subject to the requirements of TITLE 9, CHAPTER II, ARTICLE 22, MASSAGE ESTABLISHMENTS AND PRACTITIONERS)	•	•	•	•	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	•	•	•	•	•	•	P <sup>2</sup>	•	•	•	•	
43. Adult businesses - See Sexually-oriented businesses																						

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44. Aggregate batch plants; Rock or asphalt crushing; Sand blasting	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
45. Ambulance services	•	•	•	•	MC	M C	M C	M C	M C	M C	M C	M C	•	•	•	•	M C	M C	•	•	•
46. Amusement centers (subject to the requirements of CHAPTER IX, ARTICLE 5, ELECTRONIC GAME MACHINES)	•	•	•	•	•	•	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	•	•	•	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	•	•	•	•
47. Animal hospitals; Veterinary services (Kenneling only when incidental to principal hospital use)	•	•	•	•	•	C	C	P	P	C	C	C	•	•	•	•	P	•	•	•	•
48. Animal shelters, pounds, kennels, training schools	•	•	•	•	•	•	•	C	•	•	C	C	•	•	•	•	•	•	C	•	•
48a. Antique malls	•	•	•	•	•	•	P	P	P	•	M C	M C	•	•	•	•	P	M C	•	•	•
49. Artists, sculptors studios	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•
50. Auction houses	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•
51. Automobile - See Motor vehicle																					
52. Banks; Savings and Loans; and other Financial institutions	•	•	•	•	P	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•
53. Bars; Nightclubs - See Establishments where food or beverages are served																					
54. Barber and beauty shops	•	•	•	•	•	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•
55. Billiards parlors	•	•	•	•	•	•	C	C	C	C	C	C	•	C	C	C	C	C	•	•	•

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56. Botanical gardens; Zoos	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	•	•	C	•	•
57. Bowling centers	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	C	C	•	•	•	•
58. Breweries; Distilleries	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•
59. Reserved																					
60. Building supplies; Hardware stores (retail)	•	•	•	•	•	•	P	P	P	•	•	•	•	P	P	P	P	•	•	•	•
61. Business services - See Offices																					
62. Car washes	•	•	•	•	•	•	C	C	C	C	C	C	•	C	C	C	C	C	•	•	•
63. Carts - Outdoor retail sales in conjunction with an established business	•	•	•	•	•	M C	M C	M C	M C	M C	M C	M C	•	M C	M C	M C	M C	M C	M C	•	•
64. Catering	•	•	•	•	•	M C	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•
65. Coffee roasting	•	•	•	•	•	•	•	•	•	•	M C	M C	•	•	•	•	•	•	•	•	•
66. Coffee roasting (in conjunction with establishments where food or beverages are served)	•	•	•	•	•	•	M C	M C	M C	M C	M C	M C	•	M C	M C	M C	M C	M C	•	•	•
67. Commercial art; Graphic design	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•
68. Commercial testing laboratories	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•
69. Computer and data processing	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•
70. Contracting: General contractors; Operative builders	•	•	•	•	•	C	C	P	C	•	P	P	•	•	•	•	•	P	•	•	•

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71. Convenience stores; Mini-markets (subject to the requirements of CHAPTER IX, ARTICLE 16, LIQUOR STORES, CONVENIENCE STORES, AND MINI-MARKETS)	•	•	•	•	•	•	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	•	•	•	•	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	•	•	•	•
72. Department stores (retail)	•	•	•	•	•	•	P	P	P	P	•	•	•	•	•	•	P	•	•	•	•
73. Electronic game machines (4 or more), incidental to the primary use, (subject to the requirements of CHAPTER IX, ARTICLE 5, ELECTRONIC GAME MACHINES) –Excluding Amusement centers listed separately	•	•	•	•	•	M C <sup>2</sup>	M C <sup>2</sup>	M C <sup>2</sup>	M C <sup>2</sup>	M C <sup>2</sup>	M C <sup>2</sup>	M C <sup>2</sup>	•	M C <sup>2</sup>	M C <sup>2</sup>	M C <sup>2</sup>	M C <sup>2</sup>	M C <sup>2</sup>	•	•	•
74. Engineering; Architectural; and Surveying services - See Offices																					
75. Entertainment, live or public	•	•	•	•	•	SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT							•	SEE TITLE 9, ARTICLE 11, REGULATORY PERMITS FOR PUBLIC ENTERTAINMENT							•
76. Establishments where food or beverages are served	•	•	•	•	•	SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED							•	SEE CHAPTER V, ARTICLE 4, ESTABLISHMENTS WHERE FOOD OR BEVERAGES ARE SERVED					•	•	•
77. Exhibition of products produced on premises or available for wholesale distribution	•	•	•	•	•	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•
78. Flower stands - See also Carts	•	•	•	•	•	M C	M C	M C	M C	M C	M C	M C	•	M C	M C	M C	M C	M C	M C	•	•

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79. Furniture repair and refinishing with incidental sales	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	•	P	•	•	•
80. Grocery stores - See also Supermarkets; Excluding Convenience stores; and Liquor stores listed separately	•	•	•	•	•	•	P	P	P	P	•	•	•	M C	M C	M C	M C	•	•	•	•
81. Hazardous waste facilities, Off-Site (subject to CHAPTER IX ARTICLE 9, OFF-SITE HAZARDOUS WASTE FACILITIES)	•	•	•	•	•	•	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	•	•	•	•	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	•	•
82. Heliports; Helistops	•	•	•	•	•	•	•	•	C	C	C	C	•	•	•	•	C	C	C	C	•
83. Hotels- - Excluding Motels listed separately	•	•	•	•	•	•	C	C	C	P	•	•	•	C	C	C	P	•	•	•	•
84. Landscape services (installation and maintenance)	•	•	•	•	•	M C	M C	P	P	•	P	P	•	•	•	•	•	P	•	•	•
85. Laundry, cleaning and garment services, including plants	•	•	•	•	•	P	P	P	P	P	P	P	•	P	P	P	P	P	•	•	•
86. Leather tanning and finishing	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	C	•	•	•
87. Limousine services	•	•	•	•	•	C	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•
88. Liquor stores (subject to the requirements of CHAPTER IX, ARTICLE 16, LIQUOR STORES, CONVENIENCE STORES, AND MINI-MARKETS)	•	•	•	•	•	•	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	•	•	•	•	•	•	C <sup>2</sup>	•	•	•	•
89. Lumber and building materials dealers, (wholesale)	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•

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90. Manufacturing: Light <b>EXCEPT</b> the following which are prohibited: <ul style="list-style-type: none"><li>• Manufacture of fertilizer</li><li>• Manufacture of products involving the use of explosives</li><li>• Manufacture of rubber (including tires), steel</li></ul>	•	•	•	•	•	•	•	•	•	•	P <sup>2</sup>	P <sup>2</sup>	•	•	•	•	•	P <sup>2</sup>	•	•	•
91. Manufacturing of chemical products, paints, pharmaceuticals, and plastics	•	•	•	•	•	•	•	•	•	•	C <sup>2</sup>	C <sup>2</sup>	•	•	•	•	•	C <sup>2</sup>	•	•	•
92. Manufacturing of stone, clay, glass and concrete products <b>EXCEPT</b> the following which are prohibited: <ul style="list-style-type: none"><li>• Manufacture of flat glass</li><li>• Manufacture of cement and structural clay products</li><li>• Manufacture of concrete, gypsum and plaster products</li><li>• Manufacture of abrasive and asbestos products</li><li>• Manufacture of nonclay refractories and crucibles</li><li>• Processing and preparation of clay, ceramic and refractory minerals</li></ul>	•	•	•	•	•	•	•	•	•	•	P <sup>2</sup>	P <sup>2</sup>	•	•	•	•	•	P <sup>2</sup>	•	•	•

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93. Manufacturing or processing of foods and beverages <b>EXCEPT</b> the following which are prohibited: • Meat and poultry packing plants • Grain mills • Sugar refining • Fats and oils processing mills • Seafood canneries and packaging (See also Breweries; Distilleries; Coffee roasting)	•	•	•	•	•	•	•	•	•	•	P <sup>2</sup>	P <sup>2</sup>	•	•	•	•	•	P <sup>2</sup>	•	•	•
94. Massage - see also Acupressure (subject to the requirements of TITLE 9, CHAPTER II, ARTICLE 22, MASSAGE ESTABLISHMENTS AND PRACTITIONERS))	•	•	•	•	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	•	•	•	•	•	•	P <sup>2</sup>	•	•	•	•
95. Medical laboratories	•	•	•	•	M C	M C	P	P	P	P	M C	M C	•	•	•	•	M C	M C	•	•	•
96. Metal fabrication, welding, foundry, die casting (subject to Section 13-54(a) PERFORMANCE STANDARDS)	•	•	•	•	•	•	•	•	•	•	P <sup>2</sup>	P <sup>2</sup>	•	•	•	•	•	•	•	•	
97. Motels- (subject to requirements of CHAPTER IX, ARTICLE 8, MOTELS) Excluding Hotels listed separately	•	•	•	•	•	•	C <sup>2</sup>	C <sup>2</sup>	•	•	•	•	•	•	•	•	•	•	•	•	
98. Motion picture and television studios	•	•	•	•	C	C	C	C	•	•	P	P	•	•	•	•	P	P	•	•	•

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99. Motion picture theaters and other theaters NOT WITHIN 200' of residential zones	•	•	•	•	•	•	P	P	P	P	•	•	•	•	•	•	P	•	•	•	•
100. Motion picture theaters and other theaters WITHIN 200' of residential zones	•	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	C	•	•	•	•
101. Motor oil, used - collection facility (subject to the requirements of CHAPTER IX, ARTICLE 9, OFF-SITE HAZARDOUS WASTE FACILITIES)	•	•	•	•	•	•	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	•	P <sup>2</sup>	P <sup>2</sup>	•	•	•	•	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	•
102. Motor vehicle, Boat, and Motorcycle retail sales, leasing, rentals and service WITH 2 or more outdoor display parking spaces	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•
103. Motor vehicle, Boat, and Motorcycle retail sales, leasing, and rentals WITH 1 or less outdoor display parking space and no service (subject to verification of parking availability)	•	•	•	•	•	•	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•
103.1. Motor vehicle and Boat dismantling for salvage purposes	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
104. Motor vehicle service stations	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
105. Motor vehicle service stations with concurrent sale of alcoholic beverages (subject to requirements of CHAPTER IX, ARTICLE 3, CONCURRENT SALE OF ALCOHOLIC BEVERAGES AND MOTOR VEHICLE FUEL)	•	•	•	•	•	•	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	•	•	•	•	•	•	•	C <sup>2</sup>	•	•	•	•

Revised 3/98 Ordinance 98-5; 4/00 Ordinance 00-5; 2/01 Ordinance 01-1; 3/02 Ordinance 02-4; 6/02 Ordinance 02-12; 2/05 Ordinance 05-2; 7/05 Ordinance 05-11

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	R 1	R 2 M D	R 2 H D	R 3	A P	C L	C 1	C 2	C 1 S <sup>1</sup>	T C <sup>1</sup>	M G	M P	P D R L D <sup>1</sup>	P D R M D <sup>1</sup>	P D R H D <sup>1</sup>	P D R N C M <sup>1</sup>	P D C <sup>1</sup>	P D I <sup>1</sup>	I & R <sup>1</sup>	I & R S <sup>1</sup>	P
106. Motor vehicle; Boat; and Motorcycle repair services (including body and paint work), NOT WITHIN 200' of residential zone (subject to Section 13-54(b))	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•
107. Motor vehicle; Boat; and Motorcycle repair services (including body and paint work), WITHIN 200' of residential zone (subject to Section 13-54(b))	•	•	•	•	•	•	C	C	C	•	C	C	•	•	•	•	C	C	•	•	•
108. Nurseries (retail with no bulk fertilizer)	•	•	•	•	•	C	C	P	P	•	C	C	•	•	•	•	•	•	•	•	•
109. Offices: Central administrative	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•
110. Offices: Engineering; Architectural; and Surveying services; Management; Consulting and public relations	•	•	•	•	P	P	P	P	P	P	P	P	•	M C	M C	M C	P	P	•	•	•
111. Offices: General	•	•	•	•	P	P	P	P	P	P	M C	M C	•	M C	M C	M C	P	P	•	•	•
112. Reserved																					
113. Offices: Medical and dental	•	•	•	•	P	P	P	P	P	P	•	•	•	M C	M C	M C	P	M C	M C	•	•
114. Offices: Services to businesses such as bookkeeping and data processing	•	•	•	•	P	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•
115. Off-street parking lots and structures including related maintenance buildings	•	•	•	•	C	C	C	C	C	P	C	C	•	•	•	C	C	C	C	C	P

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2. This use is subject to the requirements of the referenced Municipal Code article or section.
3. If residential uses exist, accessory uses shall be permitted.
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Costa Mesa Zoning Code

**TABLE 13-30  
CITY OF COSTA MESA LAND USE MATRIX**

LAND USES	Z O N E S																				
	R 1	R 2 M D	R 2 H D	R 3	A P	C L	C 1	C 2	C 1 S <sup>1</sup>	T C <sup>1</sup>	M G	M P	P D R L D <sup>1</sup>	P D R M D <sup>1</sup>	P D R H D <sup>1</sup>	P D R N C M <sup>1</sup>	P D C <sup>1</sup>	P D I <sup>1</sup>	I & R <sup>1</sup>	I & R S <sup>1</sup>	P
116. Off-street parking lots and structures, incidental uses within	•	•	•	•	M C	M C	M C	M C	M C	M C	M C	M C	•	•	•	M C	M C	M C	M C	M C	M C
117. Oil fields; Oil wells (see CHAPTER XIV, OIL DRILLING)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
118. Pawn shops	•	•	•	•	•	C	C	C	C	•	•	•	•	•	•	•	•	•	•	•	•
119. Photocopying; Blueprinting and related services	•	•	•	•	•	P	P	P	P	P	P	P	•	•	•	•	P	P	•	•	•
120. Photofinishing laboratories	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•
121. Photofinishing stores	•	•	•	•	•	P	P	P	P	P	•	•	•	•	•	•	P	P	•	•	•
122. Photography: Commercial	•	•	•	•	P	P	P	P	P	P	M C	M C	•	•	•	•	P	M C	•	•	•
123. Photography: Portrait studio	•	•	•	•	P	P	P	P	P	P	•	•	•	•	•	•	P	M C	•	•	•
124. Physical fitness facilities	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•
125. Printing and publishing	•	•	•	•	•	•	M C	P	M C	M C	P	P	•	•	•	•	P	P	•	•	•
126. Recording studios	•	•	•	•	•	•	M C	M C	M C	•	M C	M C	•	•	•	•	M C	M C	•	•	•
127. Recycling and collection facilities for nonhazardous materials	•	•	•	•	•	M C	M C	M C	M C	•	M C	M C	•	•	•	•	M C	M C	M C	M C	•
128. Research and development laboratories	•	•	•	•	C	C	C	P	C	C	P	P	•	•	•	•	•	P	•	•	•

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**Costa Mesa Zoning Code**

**TABLE 13-30  
CITY OF COSTA MESA LAND USE MATRIX**

LAND USES	Z O N E S																				
	R 1	R 2 M D	R 2 H D	R 3	A P	C L	C 1	C 2	C 1 S <sup>1</sup>	T C <sup>1</sup>	M G	M P	P D R L D <sup>1</sup>	P D R M D <sup>1</sup>	P D R H D <sup>1</sup>	P D R N C M <sup>1</sup>	P D C <sup>1</sup>	P D I <sup>1</sup>	I & R <sup>1</sup>	I & R S <sup>1</sup>	P
129. Restaurants - See Establishments where food or beverages are served																					
130. Retail: General - Excluding Antique malls, Pawn shops, Supermarkets, Grocery stores, Convenience stores; and Liquor Stores listed separately	•	•	•	•	•	P	P	P	P	P	•	•	•	P	P	P	P	P	•	•	•
131. Retail, incidental sales to the main use (subject to the requirements of Section 13-54(a) Incidental retail sales)	•	•	•	•	P	P	P	P	P	P	P <sup>2</sup>	P <sup>2</sup>	•	P	P	P	P	P <sup>2</sup>	•	•	•
132. Retail: Nonstore	•	•	•	•	P	P	P	P	P	P	P	P	•	P	P	P	P	P	•	•	•
133. Rifle, pistol, and firing ranges	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	C	•	•
134. Sexually-oriented businesses (subject to the requirements of TITLE 9, CHAPTER IV AND TITLE 13, CHAPTER IX, SEXUALLY-ORIENTED BUSINESSES)	•	•	•	•	•	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	P <sup>2</sup>	•	•	•	•	•	•	•	P <sup>2</sup>	•	•	•	•
135. Skating rinks	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	C	C	C	C	C	•
136. Storage of chemicals and allied products (except as incidental use)	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
137. Storage of explosives	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
138. Storage of fertilizer	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•
139. Storage of motor vehicles- outdoor (not including impound yard)	•	•	•	•	•	•	C	C	C	•	M C	M C	•	•	•	•	C	M C	•	•	•

45.1

Chapter IV Citywide Land Use Matrix

Revised 3/98 Ordinance 98-5; 4/00 Ordinance 00-5; Ordinance 2/01; Ordinance 01-1

Revised 1/02 Ordinance 01-30; 3/02 Ordinance 02-4; 2/05 Ordinance 05-2; 7/05 Ordinance 05-11; 2/06 Ordinance 06-2

1. Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan.
2. This use is subject to the requirements of the referenced Municipal Code article or section.
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Costa Mesa Zoning Code

**TABLE 13-30  
CITY OF COSTA MESA LAND USE MATRIX**

LAND USES	Z O N E S																				
	R 1	R 2 M D	R 2 H D	R 3	A P	C L	C 1	C 2	C 1 S <sup>1</sup>	T C <sup>1</sup>	M G	M P	P D R L D <sup>1</sup>	P D R M D <sup>1</sup>	P D R H D <sup>1</sup>	P D R N C M <sup>1</sup>	P D C <sup>1</sup>	P D I <sup>1</sup>	I & R <sup>1</sup>	I & R S <sup>1</sup>	P
139a. Storage of motor vehicles- indoor only (not including impound yard)	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•
140. Storage of petroleum and coal products	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•	•
141. Storage of rock, sand, crushed aggregate and gravel	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	•	•	•	•
142. Studios: Dance; Martial arts; Music, etc.	•	•	•	•	•	•	P	P	P	M C	M C	M C	•	M C	M C	M C	P C	M C	•	•	•
143. Supermarkets - See also Grocery stores	•	•	•	•	•	•	P	P	P	P	•	•	•	M C	M C	M C	M C	•	•	•	•
144. Tattoo parlors	•	•	•	•	•	•	C	C	C	•	•	•	•	•	•	•	C	•	•	•	•
145. Tire sales and installation NOT WITHIN 200 feet of residential zone	•	•	•	•	•	•	P	P	P	•	P	P	•	•	•	•	P	P	•	•	•
146. Tire sales and installation WITHIN 200 feet of residential zone	•	•	•	•	•	•	M C	M C	M C	•	M C	M C	•	•	•	•	M C	M C	•	•	•
147. Tow companies with or without impound yard	•	•	•	•	•	•	C	C	C	•	M C	M C	•	•	•	•	•	M C	•	•	•
148. Transfer station for refuse, sewage treatment	•	•	•	•	•	•	•	•	•	•	C	C	•	•	•	•	•	C	C	•	•
149. Trucking: Local and long distance	•	•	•	•	•	•	•	C	•	•	P	P	•	•	•	•	•	C	•	•	•
150. Warehouses, Mini (subject to the requirements of CHAPTER IX, ARTICLE 7, MINI-WAREHOUSES)	•	•	•	•	•	•	C <sup>2</sup>	C <sup>2</sup>	C <sup>2</sup>	•	M C <sup>2</sup>	M C <sup>2</sup>	•	•	•	•	•	M C <sup>2</sup>	•	•	•
151. Warehouses, Public	•	•	•	•	•	•	C	C	C	•	P	P	•	•	•	•	•	P	•	•	•

**45.2**

**Chapter IV Citywide Land Use Matrix**

Revised 3/98 Ordinance 98-5; 4/00 Ordinance 00-5; 2/01 Ordinance 01-1; 3/02 Ordinance 02-4; 6/02 Ordinance 02-12; 2/05 Ordinance 05-2; 7/05 Ordinance 05-11

1. Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan.
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Costa Mesa Zoning Code

**TABLE 13-30  
CITY OF COSTA MESA LAND USE MATRIX**

CITY OF SOUTH MEALAND USE MATRIX																					
LAND USES	Z O N E S																				
	R 1	R 2 M D	R 2 H D	R 3	A P	C L	C 1	C 2	C 1 S <sup>1</sup>	T C <sup>1</sup>	M G	M P	P D R L D <sup>1</sup>	P D R M D <sup>1</sup>	P D R H D <sup>1</sup>	P D R N C M <sup>1</sup>	P D C <sup>1</sup>	P D I <sup>1</sup>	I & R <sup>1</sup>	I & R S <sup>1</sup>	P
152. Warehousing of durable and nondurable goods <b>EXCEPT</b> livestock and poultry - See also Storage	•	•	•	•	•	•	•	•	•	•	P	P	•	•	•	•	•	P	•	•	•
153. Wholesale trade of motor vehicles, boats and motorcycles WITH outdoor storage of vehicles	•	•	•	•	•	•	C	C	C	C	C	C	•	•	•	•	C	C	•	•	•
154. Wholesale trade of motor vehicles, boats and motorcycles WITHOUT outdoor storage of vehicles	•	•	•	•	•	M C	M C	P	P	P	P	P	•	P	P	P	P	P	•	•	•
155. Wholesale trade of durable, nondurable goods, <b>EXCEPT</b> livestock, poultry and perishable goods	•	•	•	•	•	M C	M C	P	P	P	P	P	•	P	P	P	P	P	•	•	•

45.3

Chapter IV Citywide Land Use Matrix

Revised 3/98 Ordinance 98-5; 4/00 Ordinance 00-5; Ordinance 2/01; Ordinance 01-1  
Revised 1/02 Ordinance 01-30; 3/02 Ordinance 02-4; 2/05 Ordinance 05-2; 7/05 Ordinance 05-11

1. Uses proposed in this zone are subject to verification of consistency with the adopted master plan. Uses not specified in the master plan, could be allowed, subject to the review process indicated in this matrix, if the proposed use is determined to be compatible with the adopted master plan.
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